

LOT 71
IN OR 2035/1480
NORTH HAMPTON PHASE 1 PB 6/215

LACAND NICOLAS &/BUREAU-LACAND CAROLINE
86169 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0071-0000

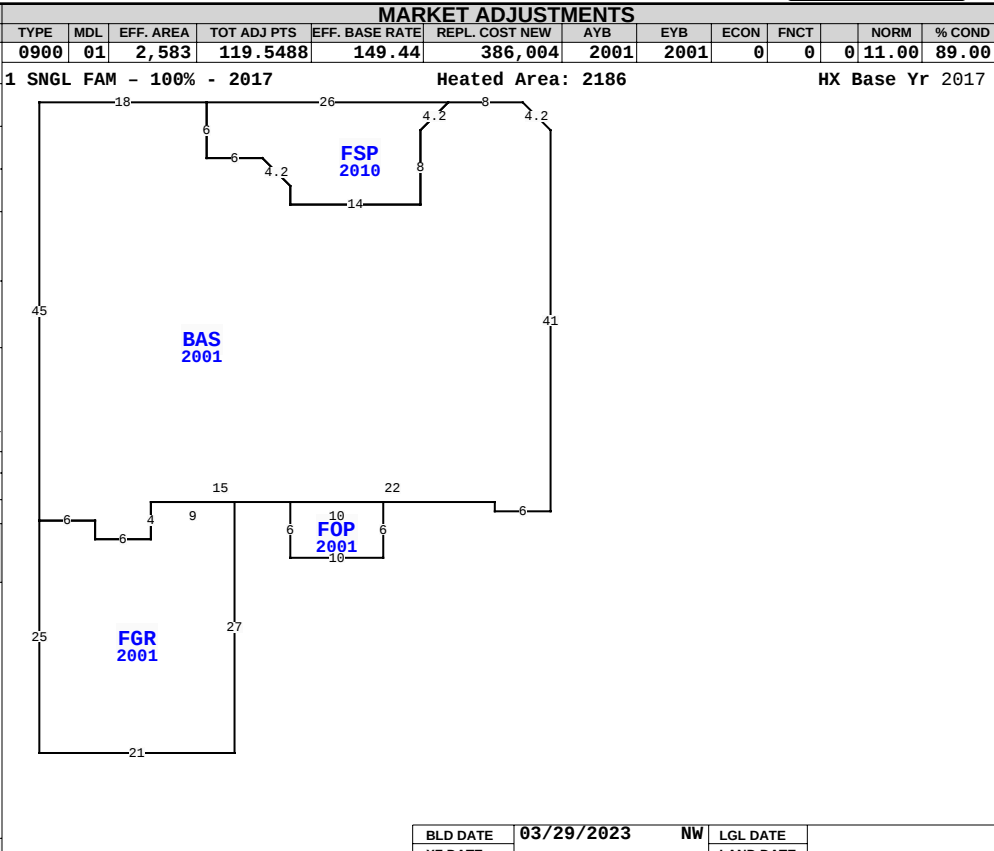


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

NEIGHBORHOOD/LOC 4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	290,742
FGR	531	55	292	38,836
FOP	60	30	18	2,394
FSP	217	40	87	11,571
TOTALS	2,994		2,583	343,544

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	27	10	270.00	SF	17.50	17.50	
3	0810	CONCRETE A	0	100	27	10	270.00	SF	6.50	6.50	



86169 EASTPORT DR, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,134.00	SF	4.00	4.00	100	2001	2001	3	80	3,629		
270.00	SF	17.50	17.50	100	2019	2019	3	86	4,064		
270.00	SF	6.50	6.50	100	2019	2019	3	98	1,720		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		343,544	
TOTAL MARKET OB/XF VALUE		9,413	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		480,457	
SOH/AGL Deduction		194,559	
ASSESSED VALUE		285,898	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		235,898	
TOTAL JUST VALUE		480,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903732	SCRN ENCL	12,525	04/15/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2035/1480	3/17/2016	WD	Q	I	01
GRANTOR: MUIR DOUGLAS &					SALE PRICE 285,000
GRANTEE: LACAND NICOLAS & CA					
1359/0914	10/18/2005	WD	Q	I	355,000
GRANTOR: ROSS JAMES B & TAMMY					
GRANTEE: MUIR DOUGLAS & VALE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] U3 L3 W8 FSP=[YR=2010] W26 S6 E6 D3 R3 S2 E14 N8 U3 R3 \$ D3 L3 S8 W14 N2 U3 L3 W6 N6 W18 S45 FGR=[YR=2001] S25 E21 N27 W9 S4 W6 N2 W6 \$ E6 S2 E6 N4 E15 FOP=[YR=2001] S6 E10 N6 W10 \$ E22 S1 E6 N41 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 9,413											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	127,500.00	127,500.00	127,500								